



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: CV13-008 - 13315-00000-00076
Date Received: 2/5/13
Application Accepted By: [Signature] Fee: \$1700
Comments: Case Planner: Mr. Dana Hitt, 645-2395 dhitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1037 Chambers Road Zip 43212
Is this property currently being annexed into the City of Columbus ☒ Yes ☐ No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Certified Address: 130-000506 / 000508 / 000512 / 000513 / 000514 / 000515 / 000516 / 000517
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): R, filed concurrently with rezoning request to AR-1 district
Civic Association or Area Commission: None
Proposed use or reason for Council Variance request: Multi-family residential
Acreage: 1.2+/- acres

APPLICANT: Name Metropolitan Holdings LLC

Address 1500 W. 3rd Ave., Suite 400 City/State Columbus, OH Zip 43212
Phone # 488-1900 xt. 14 Fax # 488-1905 Email: _____

PROPERTY OWNER(S): Name Robert Steffens, et al.

Address 1037 Chambers Rd. City/State Columbus, OH Zip 43212
Phone # 629-5240 Fax # 224-5436 Email: _____
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT

☒ Attorney ☐ Agent

Name David Hodge / Smith & Hale LLC

Address 37 W. Broad St., Suite 725 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: _____

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Metropolitan Holdings LLC

By: [Signature]

PROPERTY OWNER SIGNATURE Robert Steffens, et al.

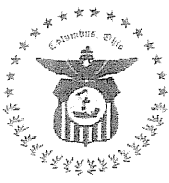
By: [Signature]

ATTORNEY / AGENT SIGNATURE _____

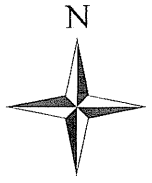
By: [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 130-000506,-000508,-000512, -000513, -000514,- 000515, -000516,-000517

Zoning Number: 1037

Street Name: CHAMBERS RD

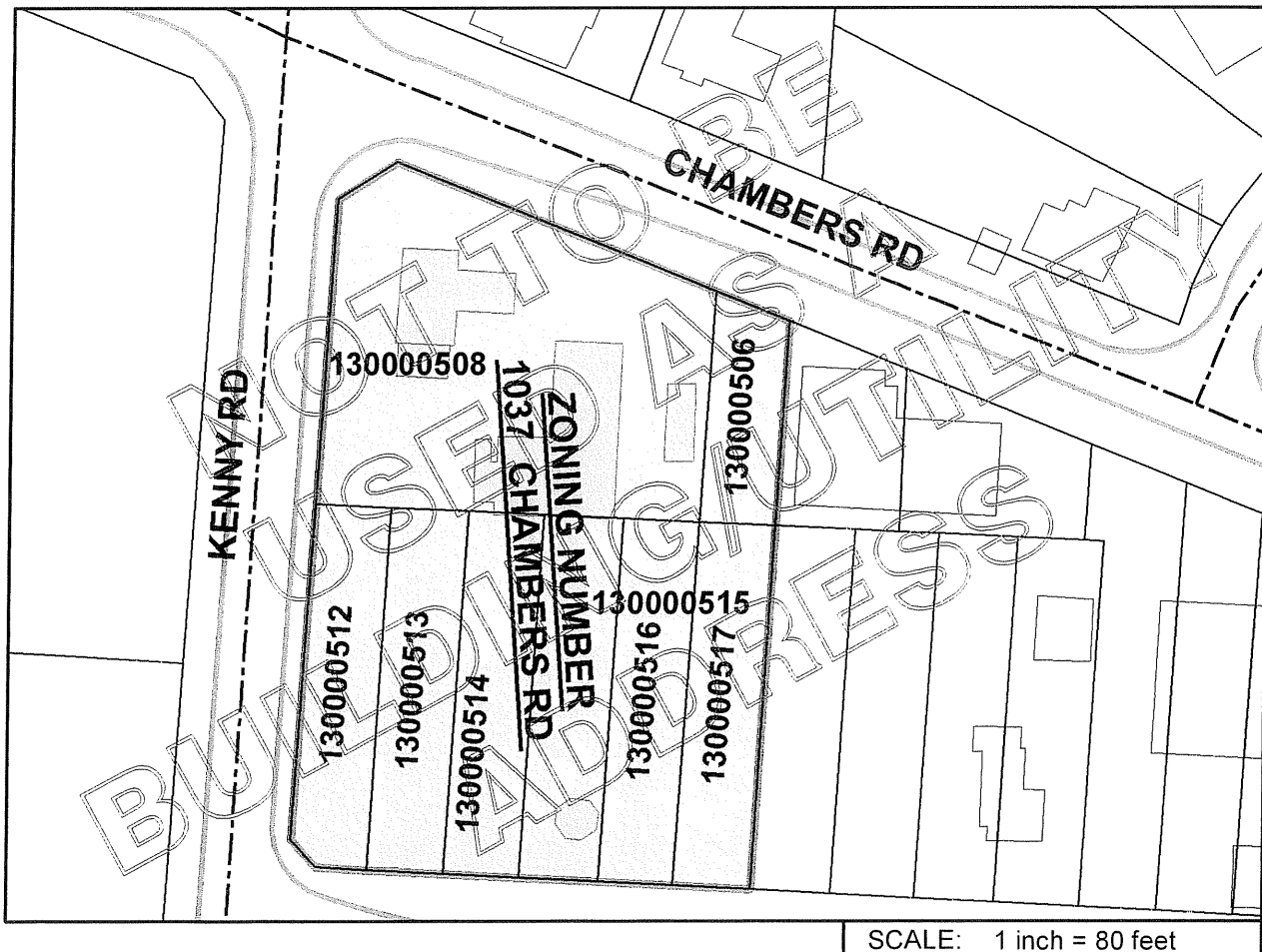
Lot Number: 36-46

SUBDIVISION: MERIDIAN

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: Patricia A. Austin

Date: 1/25/2013

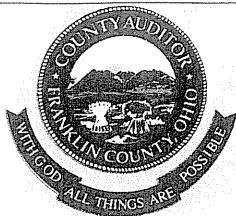


SCALE: 1 inch = 80 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 12443



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 1/14/13



Disclaimer

Scale = 200

Grid North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



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STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

Please see attached statement.

Signature of Applicant _____ Date _____

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Statement of Hardship

1037 Chambers Road

The applicant, Metropolitan Holdings LLC, is proposing the infill redevelopment of the subject property which is 1.1+/- acres located southeast of the intersection of Kenny and Chambers Roads. The surrounding area is a mix of zonings in both the City of Columbus and Franklin County consisting of manufacturing, commercial, and apartment and single-family residential. The property was recently annexed to the City and this council variance is submitted in conjunction with a rezoning request for the property to the AR-1, multi-family residential district. The applicant is committing to redevelopment in conformance with the attached site plan, which reflects 4, 4-family dwellings, 5 2-family carriage house dwellings, and 2 1-family carriage house dwellings. This infill redevelopment proposal requires the following variances:

3312.21, Landscaping and screening.

To not provide the 4 foot landscape strip within the parking setback and perimeter parking areas.

3312.27, Parking setback line.

To allow a reduction in the parking setback to come within 1' at the south property line.

3333.02, AR-1 apartment residential district use.

To permit dwellings containing fewer than three dwelling units.

3333.16, Fronting.

To permit the interior buildings, which do not front on a public street.

3333.18, Building lines.

To permit a reduction in the building setback to 11 feet on Kenny Road, 7 feet on Chambers Road, and 1 foot on Concord Avenue.

3333.25, Perimeter yard.

To allow a reduction in the perimeter yard to 2 feet, the nearest location on the site at the central aisle area along the east side of the property.

The grant of these variances will provide a creative redevelopment of the property, with a commitment to site plan and building elevations, resulting in an aesthetic improvement to the property. This proposal, in this mixed use and mixed zoning neighborhood, is consistent with the area and consistent with the density permissible in other apartment residential zonings in the area. These variances are necessary insofar as no zoning classification in the City Code accommodates this planned type of apartment residential infill development. The proposal will not seriously affect any adjoining property or the general welfare, will not adversely affect the surrounding property or surrounding neighborhood. The grant of these variances will not impair an adequate supply of light and air to the adjacent property,

unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.

The applicant respectfully requests approval of the requested variances.

Metropolitan Holdings LLC

By:

Signature of Applicant: Dan J. Hodge - attorney

Date: 2/4/13



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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV13-008

STATE OF OHIO _____

COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS 37 W. Broad St., Suite 725, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR ZONING PURPOSES 1037 Chambers Road

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 2/5/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Robert Steffens, et al.

1037 Chambers Rd.

Columbus, OH 43212

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Metropolitan Holdings LLC

488-1900, xt. 14

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Not applicable.

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

(8)

day of

David Hodge

February

in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8)

day of

Justin B. Hymel

My Commission Expires:

Notary Seal Here



NOTARY PUBLIC, JENNIFER M. HILL, ATTORNEY AT LAW
OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

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APPLICANT

Metropolitan Holdings LLC
1500 West 3rd Avenue, Suite 400
Columbus, OH 43212

PROPERTY OWNER

Robert Steffens, et al.
1037 Chambers Road
Columbus, OH 43212

ATTORNEY

David Hodge
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Antioch Baptist Church
1015 Chambers Road
Columbus, OH 43212

Reitter Investment Properties
1100 King Avenue
Columbus, OH 43212

L Eve Karnitis
1025 Concord Avenue
Columbus, OH 43212

Concord A LP
1180 Ashland Avenue
Columbus, OH 43212

Rannells Bauman
3164 Riverside Drive
Columbus, OH 43221

National Youth Advocate Program Inc
1801 Watermark Drive, Suite 200
Columbus, OH 43215

William K & Jacqueline H Smith
1125 Hunters Glen Drive
Woodstock, GA 30189

Clinton Township Bd of Trustees
3820 Cleveland Avenue
Columbus, OH 43224

June Shawler
1032 Chambers Road
Columbus, OH 43212

Aaron M Fogt
1016 Concord Avenue
Columbus, OH 43212

Muetzel Plumbing & Heating
P.O. Box 710
Somerset, OH 43783



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # CV13-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] David Hodge

Of [COMPLETE ADDRESS] 37 W. Broad St., Suite 725, Columbus, OH 43215
deposes and states that [he/she] is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following formats

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Metropolitan Holdings LLC 1500 W. 3rd. Ave., Suite 400 Columbus, OH 43212 Zero Columbus employees Matt Vekasy - 488-1900, xt. 14	2. Robert & Steven Steffens 1037 Chambers Rd. Columbus, OH 43212 Peter Merkle - Broker - 629-5240
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9th day of February in the year 2013

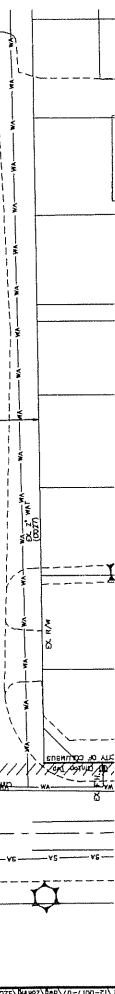
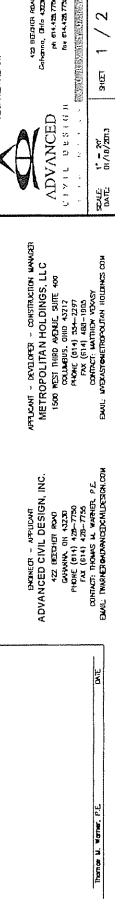
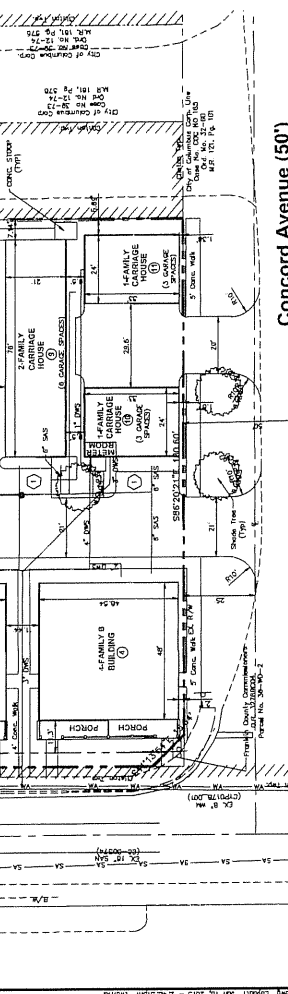
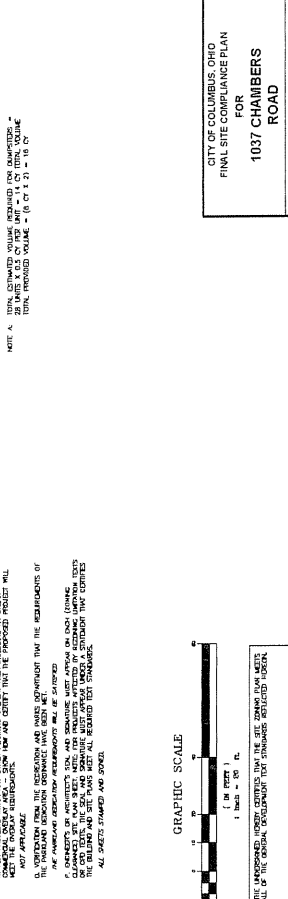
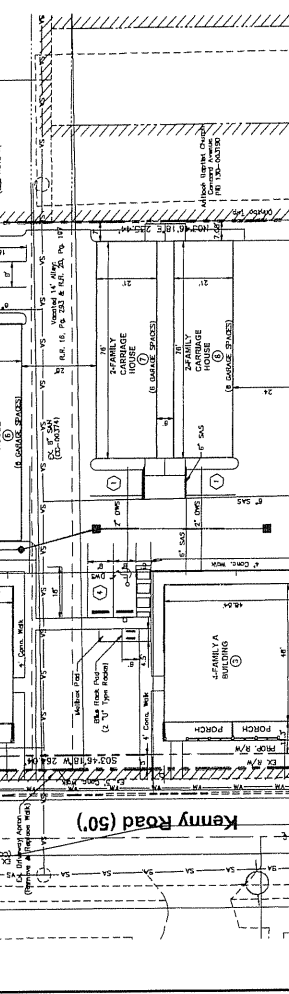
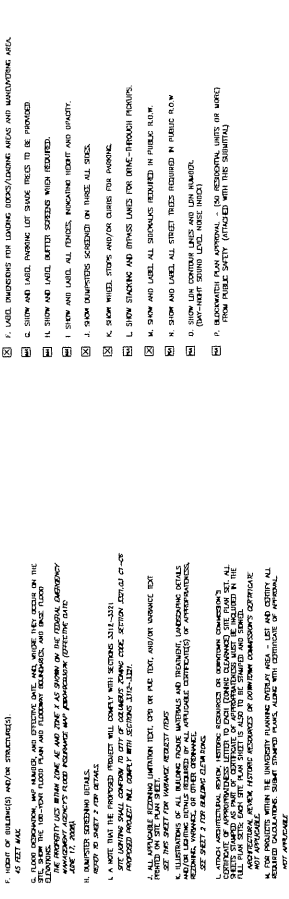
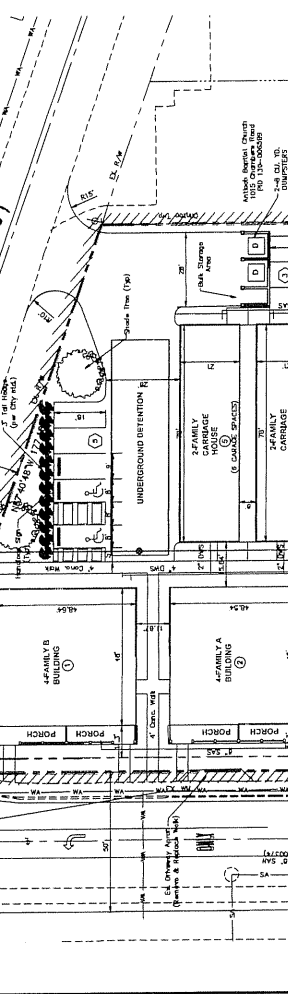
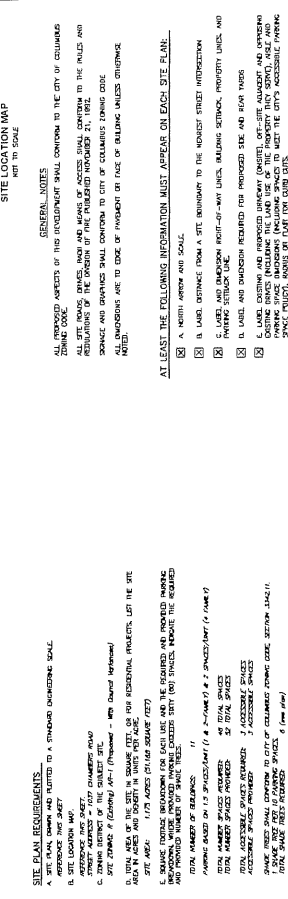
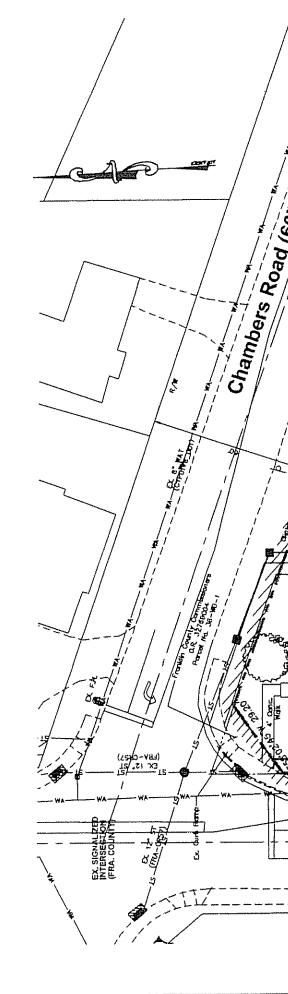
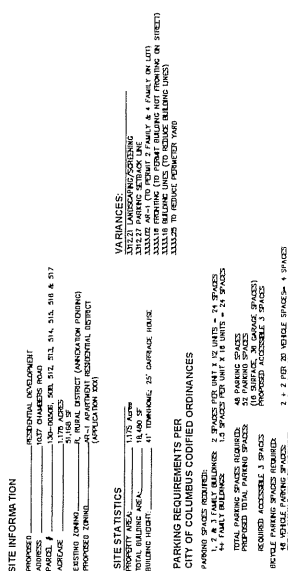
SIGNATURE OF NOTARY PUBLIC

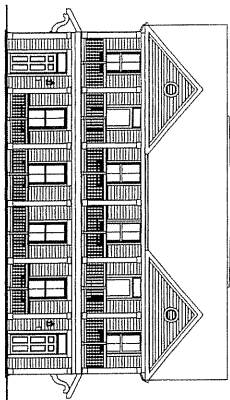
My Commission Expires:

Notary Seal Here

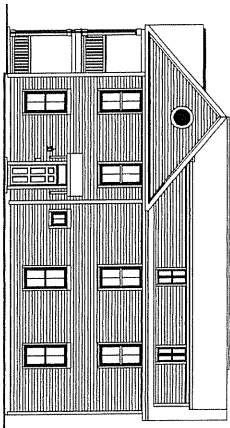
This Project Disclosure Statement expires six months after date of notarization.

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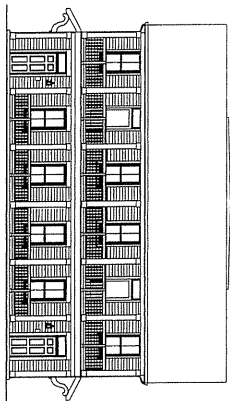




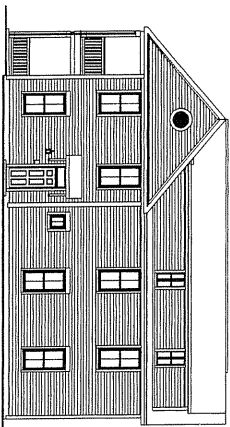
Front Elevation



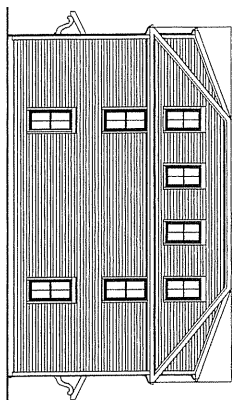
Right Elevation



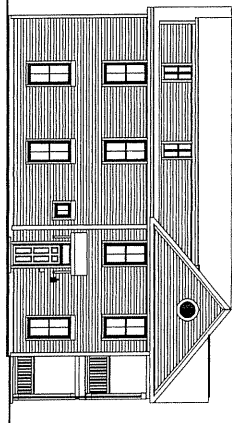
Front Elevation



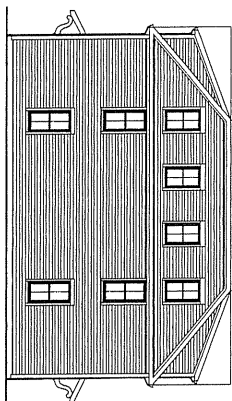
Right Elevation



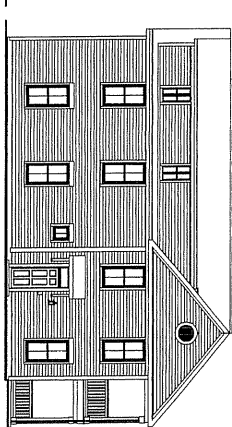
Rear Elevation



Left Elevation



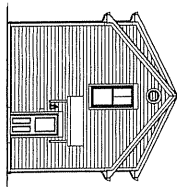
Rear Elevation



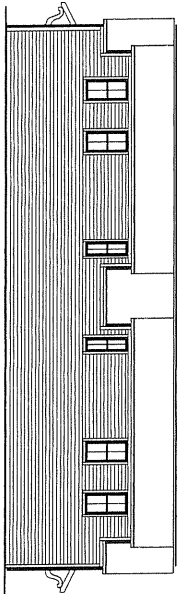
Left Elevation

4-FAMILY A BUILDING

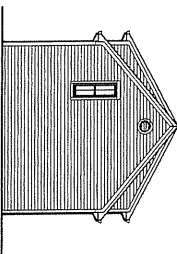
4-FAMILY B BUILDING



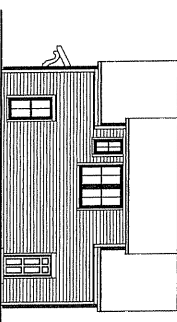
Left Elevation



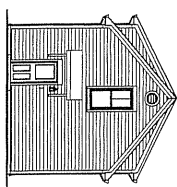
Rear Elevation



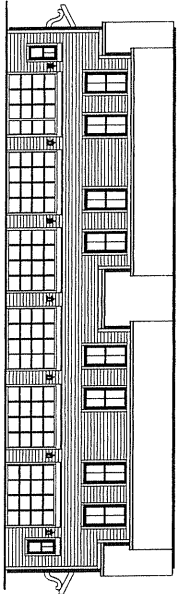
Left Elevation



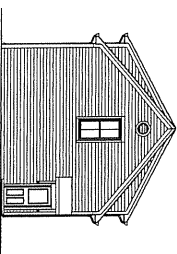
Rear Elevation



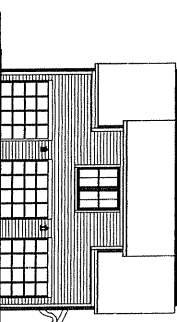
Right Elevation



Garage Elevation



Empty Elevation

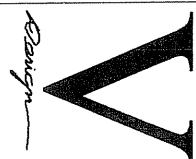
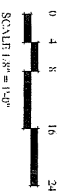


Garage Elevation

2-Family Carriage House B

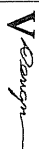
SINGLE FAMILY CARRIAGE HOUSE

PROPOSED BUILDING ELEVATIONS



KENNY AND CONCORD APARTMENTS
1037 CHAMBERS ROAD
COLUMBUS, OHIO 43212

SHEET TITLE
SITE
COMPLIANCE
PLAN BUILDING
ELEVATIONS
DATE: NOVEMBER 18, 2012
REVISIONS:



SHEET NO.
ZCL-2

1037 Chambers Road
Approximately 1.2 acres

KENNY RD

CHAMBERS RD

270-201
G2
9/27/1974

CONCORD AVE

ORIG

Z68-145

271-106
G2
9/27/1974

873
AR1
3/15/1960

Z13-014 / CV13-008



1037 Chambers Road
Approximately 1.2 acres

Z13-014 / CV13-008